

# Flat 8, 142 Worple Road West Wimbledon, SW20 8QA

**Offers In Excess Of £425,000 Leasehold**



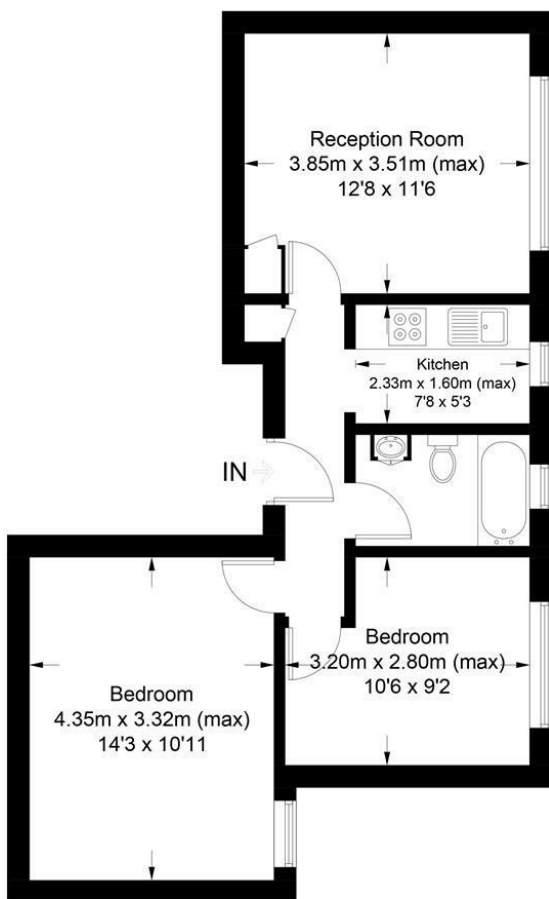
**This beautifully presented and bright two double bedroom top floor period conversion flat, positioned at the back of this imposing Victorian building is ideally located for access to both Wimbledon and Raynes Park. With a healthy 135 year lease, low service charge, South facing communal gardens, ample storage, fantastic kitchen, modern bathroom and good sized reception room. Offered to the market with no onward chain. There is also an option to obtain a resident parking permit from Merton Council for Albert Grove.**

**Equidistant to both Wimbledon and Raynes Park Stations (including District Line and Thameslink) the property is positioned at the bottom of the Wimbledon 'Slopes' with beautiful recreation Grounds such as Wimbledon Common nearby. An exceptional first/second time purchase or buy to let investment.**



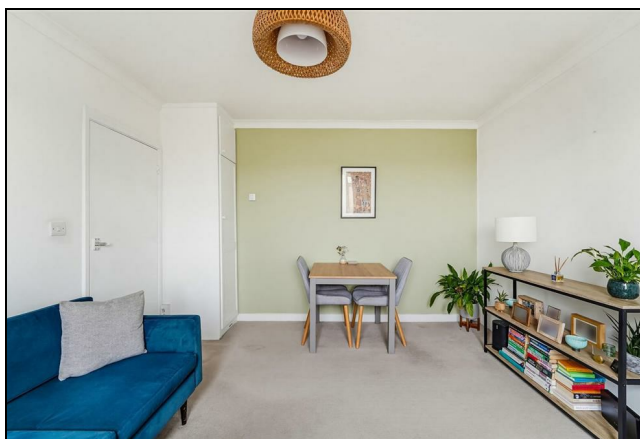
## Worple Road, SW20

Approximate Gross Internal Area = 49.7 sq m / 535 sq ft



This floor plan is for representation purposes only and is not drawn to scale.  
The Gross Internal Area includes outbuildings shown on the plan.  
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Imposing Top Floor Victorian Conversion Flat
- Two Double Bedrooms
- Beautifully Presented Throughout
- Equidistant to both Wimbledon and Raynes Park Stations
- No Onward Chain
- Leasehold - 135 Years Remaining
- Service Charge - £987.50 per annum, Ground Rent - £75 per annum
- Buildings Insurance - £527.91 per annum
- EPC Rating - D
- Merton Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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